

138.0

0003

0006.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

989,300 / 989,300

USE VALUE:

989,300 / 989,300

ASSESSED:

989,300 / 989,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
61		HILLSDALE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CURREN DAVID B
Owner 2:	CURREN MARIANNE G
Owner 3:	

Street 1: 61 HILLSDALE ROAD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: N

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: HIGGINS ERIN K/ETAL -

Owner 2: ROSNER DOUGLAS B -

Street 1: 61 HILLSDALE ROAD

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 6,898 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1932, having primarily Brick Veneer Exterior and 2079 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6898		Sq. Ft.	Site		0	90.	0.91	10									564,245						564,200	

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
101		6898.000	424,100	1,000	564,200	989,300			88559
							GIS Ref		
							GIS Ref		
							Insp Date		
							11/03/17		

PREVIOUS ASSESSMENT

Parcel ID								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2020	101	FV	424,000	1000	6,898.	564,200	989,200	989,200
2019	101	FV	319,300	1000	6,898.	595,600	915,900	915,900
2018	101	FV	319,300	0	6,898.	438,900	758,200	758,200
2017	101	FV	319,300	0	6,898.	420,000	739,300	739,300
2016	101	FV	319,300	0	6,898.	388,700	708,000	708,000
2015	101	FV	311,700	0	6,898.	326,000	637,700	637,700
2014	101	FV	311,700	0	6,898.	318,500	630,200	630,200
2013	101	FV	311,700	0	6,898.	303,400	615,100	615,100

SALES INFORMATION

Grantor		Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HIGGINS ERIN K/		38022-228		2/19/2003		650,000	No	No		
MARTINEZ EDWARD		26053-361		2/15/1996		295,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/2/2016	124	Re-Roof	7,000	2/2/2016				Install new roof a

ACTIVITY INFORMATION

Date	Result	By	Name
11/3/2017	Inspected	PH	Patrick H
9/29/2017	MEAS&NOTICE	HS	Hanne S
11/19/2008	Meas/Inspect	336	PATRIOT
6/6/2003	MLS	MM	Mary M
12/1/1999	Mailer Sent		
11/10/1999	Measured	263	PATRIOT
1/1/1982		CM	

Sign: VERIFICATION OF VISIT NOT DATA _____

Total AC/HA: 0.15836 Total SF/SM: 6898 Parcel LUC: 101 One Family Prime NB Desc: ARLINGTON Total: 564,245 Spl Credit: Total: 564,200



